Sheet 1 of 2 Checked By: SLM Drawn By: NSB 180185 EL PASO COUNTY, COLORADO CITY OF COLORADO SPRINGS,

TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M.

A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 30

RIGHT-OF-WAY VACATION

Notice: According to Colorado law you must commence any legal action based upon any you first discover such defect, in no event may you first discover such defect, in no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

BECINNING of the Southeast corner of that pared described in Reception No. 217074431 of sold Official Records; there are along the Westington Meanue, NSGPG (2017) (Recing one rederive to the South line of Lots 9–12. Block, 4, os shown upon the "Plot of loyald", recorded to Book A, Pope I along the page County (Infall Records), Block, 4, os shown upon the "Plot of loyald", recorded to Book A, Pope I along the page County (Infall Records), Block, 4, os shown upon the "Plot of loyald", recorded to Book A, Pope I along the page County (Infall Records), and single monumented of 40.000 Deals, 0 distance of 22741 feet; theme NGY31725. E odistance of 10.2012, and measured to be no NBSOPSCE. In distance of 43.056 feet, theme of 14.225 feet, theme Sept 20.000 in the page of 14.225 feet, theme Sept 20.000 in the page of 14.225 feet to Cardioneo of 15.25 feet, theme Sept 20.000 in the lower of 10.000 in the page of 14.225 feet, theme Sept 20.000 in the South in Reception No. 217026806 of sold official Records; theme of 14.225 feet, theme Sept 20.000 in the South in or both thing of the Southers come of that prored described in Reception No. 210018003 of sold official Records; theme of 14.225 feet, theme Sept 20.000 in the South in or both thing of sold official Records; theme of 14.225 feet to provide the sold sold official Records; theme of 14.225 feet to provide sold sold official Records; theme of 14.225 feet to provide sold sold and on the Souther of 10.000 in Southers of 10.000 plat of loywild, recorded under Plat Book A, Page 115. Z2, Page 76 of the Official Records of El Paso County, follows: PARCEL B:

A portion of Mt. Washington Avenue as shown upon the along with a portion of right-of-way dedicated by Book State of Colorado, being more particularly described as 1

BECINNING at the Northwest corner of that parcel described in Reception No. 200135923 of said Official Reception No. 200135923 of said Official Reception to the South Intelligence of the South Reception of the South Reception of the South Reception of the South Reception when the South Reception of the South Reception of the South Reception of the South Reception of South South South Reception of South Reception of South South Reception of South Virgin of the most Reception of South Re the South line Paso County yellow plastic feet; thence print of that a pht-of-way line ince having a radius of of that a phreside a profile of the profil

TRIANGLE PARCEL (A portion of Parcel A):

BECINNING at the Southwest corner of that parcel described in the Worranty Deed recorded under Reception where 215105664 is said Official Records there can oling the West inte of said oppose, NOXPO/GHOW (Bearings are relative to the South line of 10.18 9–12. Block 4, as shown upon the Plat of loywild, recorded at Book A. Page 116 of the Elboard County Official Records being manumented at the West end by a found no. 4 rebox with an illegible 1–14.7 yellow positic cop, and at the East end by a found no. 5 rebox with 1–14.7 yellow positic cop, and at the East end by a found No. 5 rebox with 1–14.7 yellow positic cop, and suppose 10.0 yellow positic cop, and the East end by a found No. 5 rebox with 1–14.7 yellow positic cop, sett, thence of NESGO212.6 and statement of 10.000 feet), o distance of 85.01 yellow positive to proceed described in the Out Claim Deed recorded under Westery into a Lotton 2010 10.26 of said furtile Record (mice) Record (Washington Avenue, also being a partian of former Lat 7, Block 4, as shown upon the plat of under Flat Book 4, Page 115, of the Official Records of El Paso County, State of Colorado, being described as follows: A portion of Mt. V lvywild, recorded u more particularly o

Containing 6,596

A RIGHT-OF-WAY VACATION OF A PORTION OF MT. WASHINGTON AVENUE, ST. ELMO COURT, AND ADJACENT PUBLIC ALLEYS
LOCATED WITHIN A PORTION OF THE NE1/4 OF THE NW1/4 OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

A PORTION OF MT. WASHINGTON AVENUE &

ST. ELMO COURT

RIGHT-OF-WAY VACATION OF

8102/20/7 8SN 8102/2018

NSB 10/8/2018

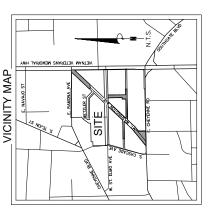
NSB 11/16/2018

NSB 01/16/201

γB

177 S. Tiffany Dr., Unit 1
Pueblo West, CO 81007
719.582.1270

SIPPLE PURPLING, INC.



e, and the twenty (20') foot public alleys adjacent to Mt. Wi sorded under Polt Book A, Page 115 in the Official Records I as shown upon the Amended Plot of The W.H. Terry's Res Plat Book I, Page 38 of said Official Records, being more

A portion of Mt. Washington Avenue, or shown upon the plat of lywild, recorde colorade, and all of St. Elmo Court as 5, Block 4, lywild, recorded under Plat as follows:

The undersigned City of Colorado Springs, Colorado, A Home Rule City and Colorado Municipal Corporation, acting by and through John W. Suthers, Walovi, dees Herely vacate the land set forth this vacation plat and it shall be known as "A PORTION OF MT WASHIKTON ARKNUE & ST. ELMO COURT located in the City of Colorado Springs, County of El Paso, State of Colorado.

WITNESS WHEREOF:

By: John W. Suthers, Mayor

City of Colorado Springs

City Clerk

COUNTY OF EL PASO STATE OF COLORADO NOTARIAL:

The foregoing instrument was acknowledged before me this _____ day of of Colorado Springs, a home rule City and Colorado Municipal Corporation.

Mayor, of the

Witness my hand and seal My Commission expires

approves for the accompanying "Vacation Plat of A PORTION OF MT. On behalf of the City of Colorado Springs, the undersigned hereby approves for the accompanying "WASHINGTON AVENUE & ST. ELMO COURT," in the City of Colorado Springs, El Paso Courty, Colorado. CITY APPROVAL:

Bearings are relative to the South line of Lots 9-12. Block 4, as shown upon the "Plot of loywild", recorded at Book A, Page 115 of the E Base County Olicial Records being monumented at the West end by a found No. 4 rebor with an illegible 1-1/4" yellow plotslic cop, and at the East end by a found No. 5 rebor with 1-1/4" yellow plostic cop, stomped "ALESSI PLS 30130", and measured to bear N895023E, a distance of 400.00 feet. This survey does not constitute a title search by Clark Land Surveying, Inc. to determine cemenship, essements or rights of way of record from than Castoweign, in: relied upon a Committent for Tills insurance to Committe

Revised vacation limits

Addressed comments

Addressed comments

Σ

7

G

9

.oN

Addressed plat comments

yddressed plat comments

Describtion

suoisive5

Any underground utilities shown have been located from field survey information, existing drowings and/or utility locate markings. The surveyor makes not grown that the underground utilities is not an utilities in the erac, either assisted or service or surveyor further that the underground utilities shown are in the exact location indicated although he aboutdoors, the surveyor further are located as accurately as possible from the information available. This surveyor has not physically located

Essements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.

All public access and utility easements crossing the vacated partions of rights-of-way will remain in effect as set farth in Colorado Springs City Odinance No. 16-130.

This property is located within the Regulatory Floodway and Zone AE (special flood hazard area inundated by 100-yearflood, base developed eveloped retrievatives), and externative that of determined you so flood elevation of 3950 (NOVD 29), as established by FLMA per FIRM panel 0964-1007375, effective date December 7, 2018 base flood elevation of 3950 (NOVD 29), as established by FLMA per FIRM panel

- day of

of Colorado Springs, Colorado, A Home Rule City and Colorado Municipal Corporation has executed this instrument on this

Field work for this survey was completed on February 23, 2018. lineal units used in this drawing are U.S. Survey Feet.

SURVEYOR'S CERTIFICATION:

The undersigned Colorado Registered Professional Land Surveyor does hereby certify that the accompanying plat was surveyed and drawn under his direct responsibility and supervision and to the namenal standard of practice by surveyors in the State of Colorado and accurately shows the described tract of land thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as armended, have been met to the best of his professional knowledge, belief and opinion. This statement is neither

Stewart L. Mapes, Jr. Colorado Professional Land Surveyor No. 38245 For and on behalf of Clark Land Surveying, Inc.

STATE OF COLORADO RECORDING:

hereby certify that this instrument was filed for record in my office at ____ o'clock ____.M., ., 2019, A.D., and is duly recorded under --- of the records of El Paso County, Co CHUCK BROERMAN, RECORDER COUNTY OF EL PASO day of SURCHARGE:

CPC V 18-00098

